

IN RE: PETITION FOR VARIANCE
SW/Cor. Eastern Boulevard and
Stemmers Run Road
(1551 Eastern Boulevard)
15th Election District
7th Council District

Al's Seafood
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-245-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Al's Seafood, by Albert Strzegowski, Jr., Principal, through John B. Gontrum, Esquire. The Petitioner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 238.1 to permit a front yard setback of 0 feet from Eastern Boulevard and 9 feet, 8 inches from Stemmers Run Road, in lieu of the required 25 feet each; from Section 238.2 to permit a rear yard setback of 1 foot in lieu of the required 30 feet; and, from Section 409.8.A.6 to permit existing parking spaces to not be striped. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Albert and Chad Strzegowski, proprietors of Al's Seafood, property owner, and John B. Gontrum, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an elongated, triangular shaped parcel located on the southwest corner of Eastern Boulevard and Stemmers Run Road in Essex. The property is zoned B.R.-A.S. and is improved with a one-story restaurant building known as Al's Seafood. Apparently, the restaurant has operated at this location since 1974 and is a landmark in the Essex commercial corridor. The building has frontage on both Eastern Boulevard and Stemmers Run Road. As shown on the site plan, the front of the building is

ORDER RECEIVED FOR FILING

Date

By

3/13/12

JP

located 9' 8" from the right-of-way of Stemmers Run Road, and immediately abuts the right-of-way for Eastern Boulevard. The Petitioner proposes to construct a 427 sq.ft. addition to the rear/side of the building along Eastern Boulevard. Presently, that area is occupied by a "lean-to" structure, which has a covered roof but no walls. The Petitioner proposes enclosing this area to make same part of the interior space of the restaurant. The proposed addition will maintain a similar building line as the existing restaurant and will also have a 0-foot setback from Eastern Boulevard. However, in order to proceed, the requested variance from setback requirements is necessary to bring the building into compliance and legitimize existing conditions.

In this regard, Mr. Gontrum proffered that the building has existed at this location for many years. He indicated that prior to the restaurant use, the building was used as a service station and other retail uses. Improvements to Eastern Boulevard and Stemmers Run Road over the years have resulted in the acquisition of additional right-of-way by Baltimore County and the State Highway Administration (SHA). Thus, insufficient setbacks have resulted.

The third variance requested relates to parking. It is to be noted that parking for the restaurant is provided on a separate lot. As shown on the site plan, the rear of the building abuts the side of property owned by the Super Eight Motel. That is, the motel property separates the restaurant building and the parking lot that serves same. The site plan shows that there are 78 spaces provided. Although the lot is paved, it is not striped. Testimony and evidence was offered that the lot is never fully occupied and there are no parking deficiencies in the area. It was indicated that relief is requested to maintain the present arrangement, which apparently works well.

As noted above, no one appeared in opposition to the request. Moreover, there were no adverse comments submitted by any Baltimore County reviewing agency. To the contrary, a favorable comment was received from the Department of Economic Development. That comment indicates that the site is located within the Essex Commercial Revitalization District and suggested that the improvements be consistent with the commercial revitalization of this area.

Based upon the testimony and evidence offered, I am persuaded to grant the relief requested. I find that the Petitioner meets the requirements of Section 307 of the B.C.Z.R. The

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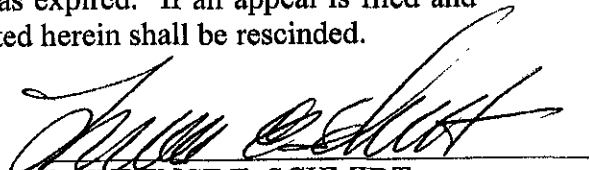
Date 3/13/12
By [Signature]

uniqueness of the property is its irregular shape and the ongoing definition of same as a result of the expansion of the abutting public roads. Moreover, the Petitioner would suffer a practical difficulty if relief were denied. It is also clear that relief can be granted without detrimental impact to surrounding properties.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of March, 2002 that the Petition for Variance seeking relief from Section 238.1 to permit a front yard setback of 0' from Eastern Boulevard and 9' 8" from Stemmers Run Road, in lieu of the required 25 feet each; from Section 238.2 to permit a rear yard setback of 1 foot in lieu of the required 30 feet; and, from Section 409.8.A.6 to permit existing parking spaces to not be striped, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/13/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 13, 2002

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/Corner Eastern Boulevard & Stemmers Run Road
(1551 Eastern Boulevard)
15th Election District – 5th Council District
Al's Seafood - Petitioner
Case No. 02-245-A

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Albert Strzegowski, Al's Seafood,
1551 Eastern Boulevard, Baltimore, Md. 21221
Department of Economic Development; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1551 EASTERN BLVD.
which is presently zoned BR-MS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

see attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate hardship or practical difficulty)

see ATT

We are presently involved in the Streetscape program and, in working with the Baltimore Co. Architects on Call, have decided to improve the aesthetics of our 1551 Eastern Blvd. property. The design improvements we have agreed on would restrict us to staying inside the existing front and rear set backs. Understand that current setback restrictions created after this properties development obligate us to request such a variance. The addition we would like to construct would as stated stay within the buildings existing set backs and would only extend the length of the building by 2 feet. (see drawing)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

JOHN B. GONTRUM

Name - Type or Print

City

Signature

ROMADKA, GONTRUM & MCLAUGHLIN
Company

814 EASTERN BOULEVARD 410-686-8274

Address

Telephone No.

BALTIMORE, MARYLAND 21221

City

State

Zip Code

Legal Owner(s):

AL'S SEAFOOD

Name - Type or Print

Signature

ALBERT STRZEGOWSKI, JR.

Name - Type or Print

Signature

1551 EASTERN BOULEVARD 410-682-4828

Address

Telephone No.

BALTIMORE, MARYLAND 21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICIAL USE ONLY

ESTIMATED LENGTH OF HEARING 2.00 hr

INDIVIDUALS FOR HEARING

Reviewed By [Signature]

Date 12-10-01

Case No. 02-245-A

REV 9/15/99

ORDER RECEIVED FOR FILING

Date 3/13/02

By [Signature]

ATTACHMENT TO VARIANCE PETITION

FROM SECTION 238.1 TO PERMIT A 0' AND 9'8" FRONT YARD SETBACK
FROM EASTERN BOULEVARD AND STEMMERS RUN ROAD IN LIEU OF THE
REQUIRED 25';

FROM SECTION 238.2 TO PERMIT A 1' REAR YARD SETBACK IN LIEU OF
THE REQUIRED 30'

FROM SECTION 409.8A.6 TO PERMIT EXISTING PARKING PLACES NOT BE
STRIPED.

245

ZONING DESCRIPTION

Beginning at a point on the south west side of Back River Neck Road at the beginning of the second or south 68 degrees 56 minutes west 318.79 feet line of that parcel of land which by the Deed dated September 9, 1937 and recorded C.W.B. Jr. No. 1007, folio 502 thence binding on said line and reversly on the fourth line of that parcel W.P.C. No. 638, folio 5. south 68 degrees 56 minutes west 303 feet. More or less, to the southeast side of Eastern Ave. C.H.K. No. 1228, folio 127; thence north-easterly binding along the southeast side of said road 245 feet, more or less to intersect the third line of the parcel of land in deed from December 14, 1939 C.W.B Jr. No. 1089, folio 100; north 68 degrees 56 minutes east binding along said line 35 feet, more or less, to intersect the southern most side of Eastern Avenue, south 22 degrees 11 minutes east binding on the southwest side of Back River Neck Road 27 feet, more or less to the place of the beginning.

N 73 DEG. 26'-27" W 18.38'
N 22 DEG 38'-34" W 43.87'
N62 DEG 20'-20" E 256.21'
S 39 DEG 29'-13" E 9.39'
253.00' BACK TO THE BEGINNING.

245

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0771
62-245 A

DATE 12 10-01 ACCOUNT E-001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: AL. Spotted / AL STEZ-BOWSKY JR.

FOR: Chances and Variance Filing Fee
1551 Eastern Blvd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

ISSUED ACTUAL 11/2
10/1/00 12/10/01 14/27
190 1301 0030101010 130
RECEIVED 1/05/02
DEPT. OF 520 BONDING OFFICIALS
OF MD. 007755

Exempt Tot
250.00 by
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-245-A

1551 Eastern Boulevard
S2/corner Eastern Boulevard & Stemmers Run Road
15th-Election District - 7th Councilmanic District

Legal Owner(s): Al Strzegowski

Variance: to allow a zero feet and 9 feet 8 inches front yard setback from Eastern Boulevard and Stemmers Run Road in lieu of the required 25 feet, to allow 1 foot rear yard setback in lieu of the required 30 feet, to allow permit existing parking places not to be strip.

Hearing: Monday, February 25, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/20/02 Feb. 7

C519354

CERTIFICATE OF PUBLICATION

2/7/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/7/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 02-245-A

Petitioner/Developer ALS SEAFOOD, ETC
% RGM - JOHN GONTRUM

Date of Hearing/Closing 2/25/02

To	O'KEEFE	From		# of pages ▶
Co	ZONING COMM	Co		
Dept		Phone #	512 4621	
Fax #	410-887-3408	Fax #		

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens § GEORGE ZAHNER

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #1551 EASTERN BLVD
© STEMMERS RUN RD.

The sign(s) were posted on

2/5/02
(Month, Day)

(Month, Day, Year)

Sincerely,

Sincerely,
Patricia M. O'Keefe 2/6/08
 (Signature of Sign Poster and Date)

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

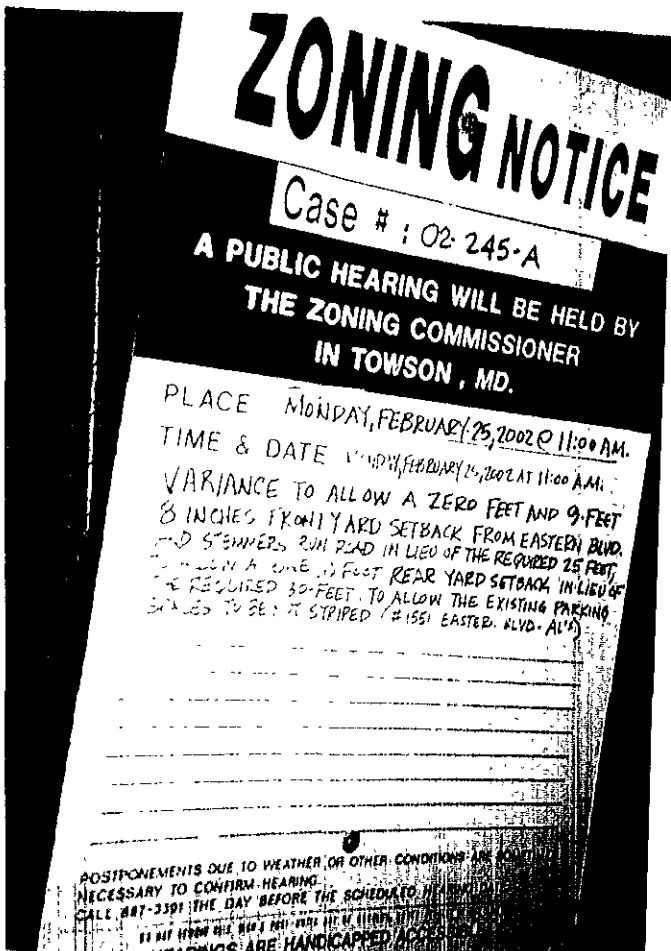
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No

02-245-A

Petitioner/Developer:

AL³⁺, ETAL

RGM % J. GONTRUM

Date of Hearing/Closing:

2/25/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens **GEORGE ZAHNER**

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #1551- EASTERN BLVD.
FIXED @ STEMMERS RUN RD.

The sign(s) were posted on

2/07/02
(Month, Day, Year)

Sincerely,

Sincerely,
Rafael V. Lopez 2/14/02
 (Signature of Sign Power and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

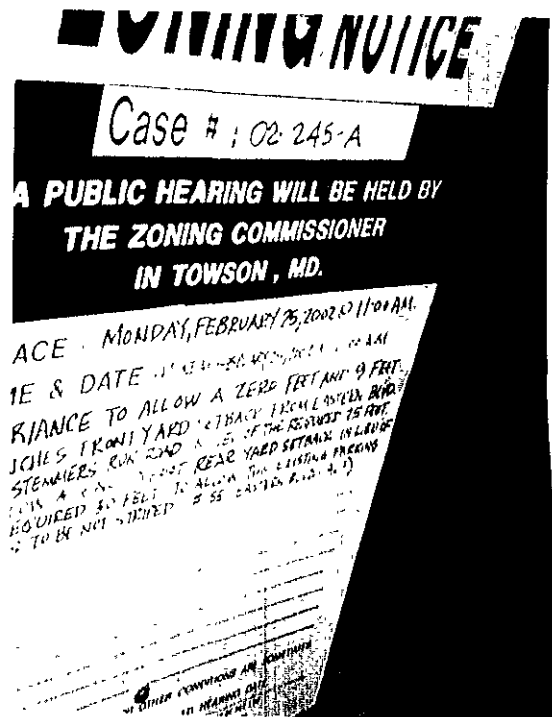
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

Post-it® Fax Note		7671	Date	# of pages
To			From	
Co./Dept.			Co.	
Phone #			Phone #	
Fax #			Fax #	



CERTIFICATE OF POSTING

RE: Case No.: 02-245-A

Petitioner Developer: AL'S SEAFOOD

JOHN GONTRUM

Date of Hearing/Closing: 2/25/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens/
MR. GEORGE ZAHNER

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1551 EASTERN BLVD @
STEMMERS RUN

The sign(s) were posted on

2/09/02
(Month, Day, Year)

~~FIXED~~
RESET

Sincerely,

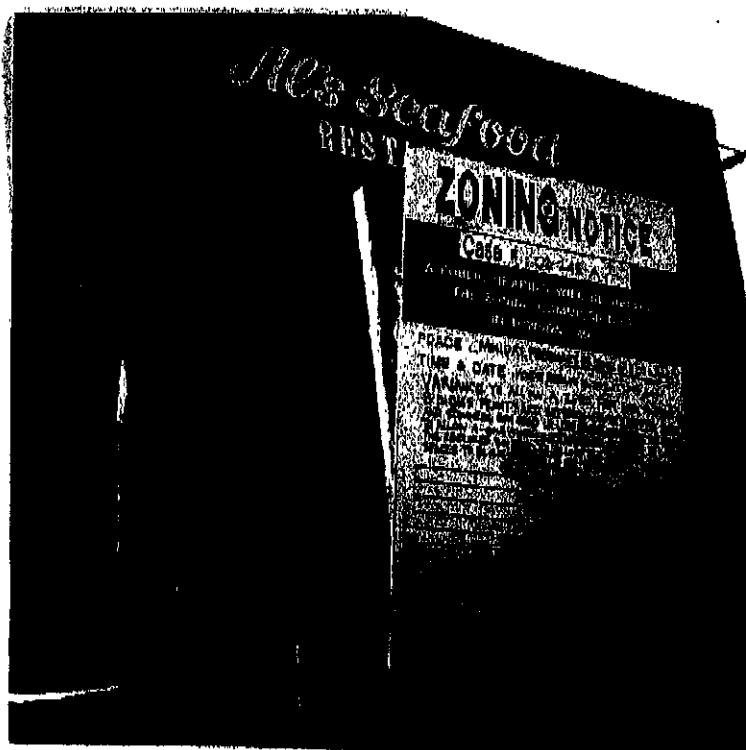
Patrick M. O'Keefe 2/10/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-245-A

Petitioner: Albert STRZEGOWSKI JR.

Address or Location: 1551 Eastern Blvd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: John B. Gentrum, ESQ.

Address: Remodka, Gentrum & McLaughlin
814 Eastern Blvd.

Baltimore, Md. 21221

Telephone Number: (410) 686-8274

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 7, 2002 Issue – Jeffersonian

Please forward billing to:

John B Gontrum Esquire
Romadka Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore MD 21221

410 686-8274

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-245-A
1551 Eastern Boulevard
SQ/corner Eastern Boulevard & Stemmers Run Road
15th Election District – 7th Councilmanic District
Legal Owner: Al Strzegowski

Variance to allow a zero feet and 9 feet 8 inches front yard setback from Eastern Boulevard and Stemmers Run Road in lieu of the required 25 feet, to allow a 1 foot rear yard setback in lieu of the required 30 feet, to allow permit existing parking places not to be strip.

HEARING: Monday, February 25, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 29, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER 02-245-A
1551 Eastern Boulevard
SQ/corner Eastern Boulevard & Stemmers Run Road
15th Election District – 7th Councilmanic District
Legal Owner: Al Strzegowski

Variance to allow a zero feet and 9 feet 8 inches front yard setback from Eastern Boulevard and Stemmers Run Road in lieu of the required 25 feet, to allow a 1 foot rear yard setback in lieu of the required 30 feet, to allow permit existing parking places not to be strip

HEARING. Monday, February 25, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, stylized "J" and "A".

Arnold Jablon *ADZ*
Director

C: John B Gontrum, Romadka Gontrum & McLaughlin, 814 Eastern Boulevard,
Baltimore 21221
Albert Strzegowski Jr, Al's Seafood, 1551 Eastern Boulevard, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SUNDAY, FEBRUARY 10, 2002.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 22, 2002

John B Gontrum
Romadka Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore MD 21221

Dear Mr. Gontrum:

RE: Case Number: 02-245-A, 1551 Eastern Boulevard

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 10, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W Carl Richards, Jr

W. Carl Richards, Jr. G.D.Z.
Supervisor, Zoning

Review

WCR:

Enclosures

c: Albert Strzegowski Jr, Al's Seafood, 1551 Eastern Boulevard, Baltimore 21221
People's Counsel

Come visit the County's Website at www.co.ba.md.us

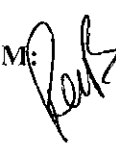


file
2/25

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** February 7, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, 242, 243, 244, 245,
247, 248, 249, 250, 253, 254, 255,
256, 257, 258, 259, and 260 **FEB 27 2002**

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:IJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262


REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor 

DATE: February 13, 2002

SUBJECT: NO COMMENTS FOR ZONING ITEMS:

78, 243, 244, 245, 247, 249, 251, 253, 254, 257, 259

Zoning Advisory Committee Meeting of January 14, 2002

Ho
2/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 29, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 29 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-245 & 02-246

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

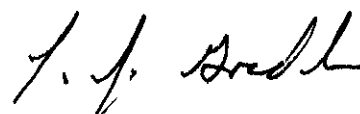
RE: Baltimore County
Item No. 245 JJS

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 150 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


1- Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
1551 Eastern Boulevard, SW cor Eastern Blvd &
Stemmers Run Rd
15th Election District, 7th Councilmanic

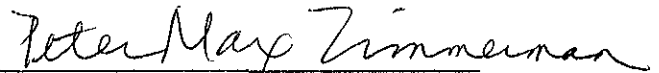
Legal Owner: Al's Seafood
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-245-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

JPS
2/25

**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Zoning Commissioner
Zoning Commissioner's Office

From: Andrea Van Arsdale *AV*
Commercial Revitalization Director

FEB 21 2002

Date: February 20, 2002

Re: Variance – Al's Seafood Restaurant (Case Number: 02-245-A)

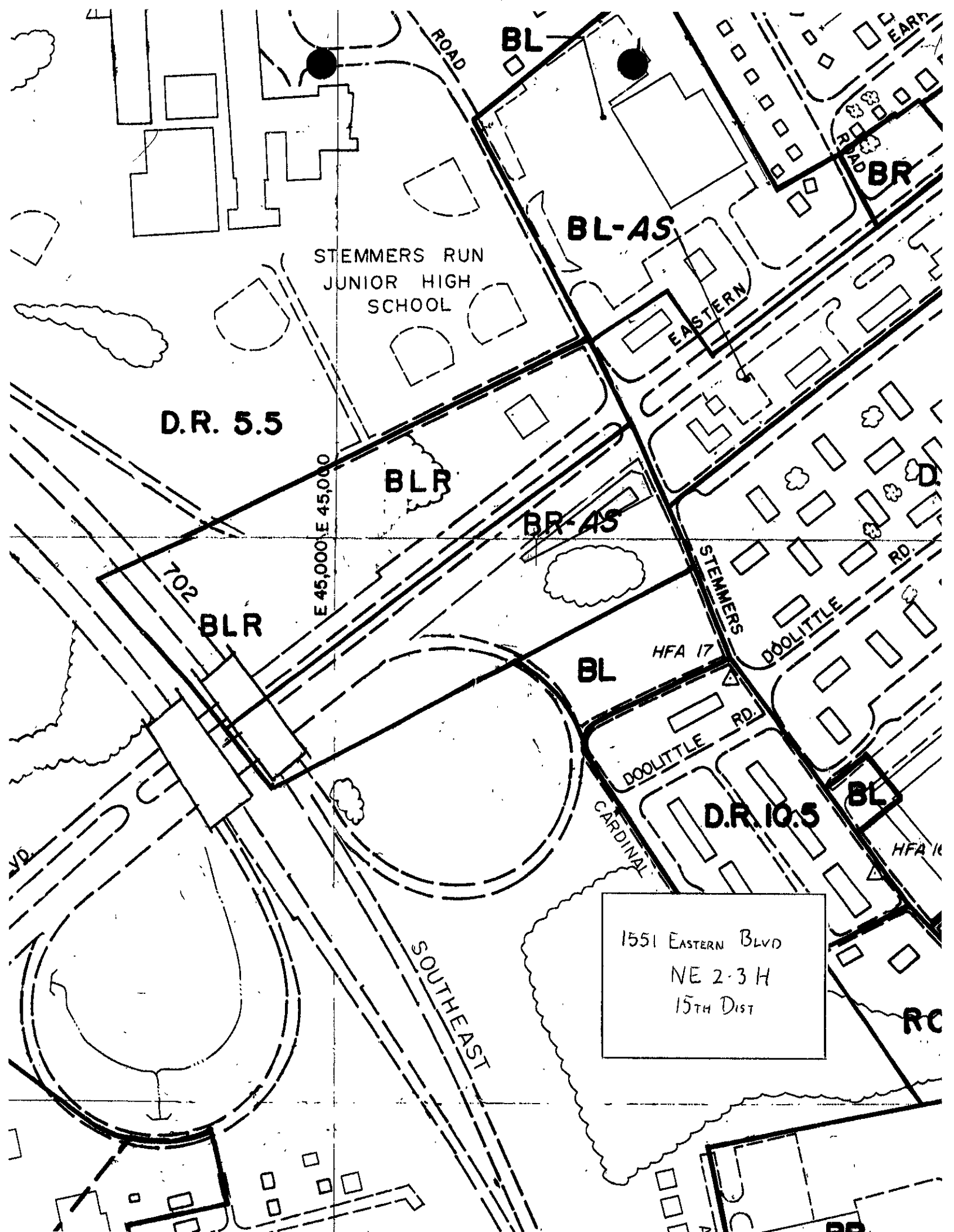
The Department of Economic Development supports the requested variance submitted by Mr. Al Strzegowski, owner of Al's Seafood Restaurant. Mr. Strzegowski is requesting a zoning variance in connection with the expansion of his restaurant located at 1551 Eastern Boulevard. Specifically, Mr. Strzegowski is requesting a variance to allow a 0' and 9' 8" front yard setback from Eastern Boulevard and Stemmers Run Road in lieu of the required 25', and a 1' rear yard setback in lieu of the required 30'.

The subject property is located in the Essex Commercial Revitalization District. This project would further the County's goal of revitalizing older commercial areas. Our office has been assisting Mr. Strzegowski for over a year with his efforts to expand Al's Seafood Restaurant. Mr. Strzegowski has even participated in the Department's Architect-On-Call program. Our office is pleased with the final renderings produced by the architect. The proposed improvements would greatly enhance the visual appeal of Mr. Strzegowski's building, which serves as a gateway entrance into Middlesex. Also, these improvements would follow the Southeast Revitalization Plan's recommendation for a special effort to improve the appearance and economic viability of the small businesses along Eastern Boulevard. Furthermore, Mr. Strzegowski's private investment ties into the public investment in the Waterview residential/commercial project, the Eastern Boulevard Streetscape, and the redevelopment of the Tall Trees apartment complex into a park. By permitting the variance, the community and the County will realize a variety of benefits, including:

- strengthening the economic base of the community;
- improving the physical appearance of an important commercial area; and
- generating new income and property tax revenue for the County.

Thank you for your time and attention to this matter. If you have any questions, please contact me at extension 2055.

cc: Mr. John Gontrum
Mr. Peirce Macgill, Commercial Revitalization Specialist



STEMMERS RUN
JUNIOR HIGH
SCHOOL

D.R. 5.5

E 45,000 E 45,000

BLR

BR-45

BLR

702

BL

HFA 17

DOOLITTLE RD

D.R. 10.5

CARDINAL

SOUTHEAST

1551 EASTERN BLVD
NE 2-3 H
15TH DIST

HFA 16

RC

BP

